

127.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

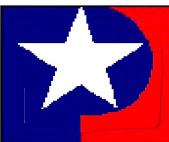
896,700 / 896,700

USE VALUE:

896,700 / 896,700

ASSESSED:

896,700 / 896,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
29-31		COLEMAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMILLE SMITH EVELYN/ ETAL
Owner 2:	
Owner 3:	

Street 1: 31 COLEMAN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2904 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	70.	1.16	8									396,899						396,900	

Legal Description										User Acct
										81789
										GIS Ref
										GIS Ref
										Insp Date
										04/11/18

!9834!

USER DEFINED

Prior Id # 1:	81789
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	00:14:32
LAST REV	
Date	Time
04/07/20	14:12:41
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID	127.0-0002-0009.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	104	FV	499,900	0	4,900.	396,900	896,800	896,800	Year End Roll	12/18/2019	
2019	104	FV	386,600	0	4,900.	396,900	783,500	783,500	Year End Roll	1/3/2019	
2018	104	FV	386,600	0	4,900.	351,500	738,100	738,100	Year End Roll	12/20/2017	
2017	104	FV	363,200	0	4,900.	294,800	658,000	658,000	Year End Roll	1/3/2017	
2016	104	FV	363,200	0	4,900.	294,800	658,000	658,000	Year End	1/4/2016	
2015	104	FV	324,700	0	4,900.	255,200	579,900	579,900	Year End Roll	12/11/2014	
2014	104	FV	324,700	0	4,900.	246,600	571,300	571,300	Year End Roll	12/16/2013	
2013	104	FV	337,400	0	4,900.	234,700	572,100	572,100		12/13/2012	

SALES INFORMATION										TAX DISTRICT	PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
SMITH RICHARD G	70567-125		1/29/2018	Convenience		1	No	No	Richard 8.2%→ 2.74% Evelyn, 2.73% Abigail,						
SMITH DEBORAH R	70567-122		1/29/2018	Convenience		1	No	No	Deborah Renee Smith 8.2%→ 2.74% Evelyn, 2.73						
SMITH DEBORAH R	68717-347		1/5/2017	Convenience		1	No	No	Deborah divided 8.4% of her 16.6 %?						
SMITH RICHARD G	68717-345		1/5/2017	Convenience		1	No	No	Richard G Smith divided 8.4% his remaining 16						
SMITH DEBORAH R	68673-446		12/28/2016	Convenience		1	No	No	Deborah divided 8.4 % of her 25%						
SMITH RICHARD	68673-444		12/28/2016	Convenience		1	No	No	Richard divided 8.4% of his 25%						
DEMILLE SMITH E	68030-210		9/16/2016	Convenience		1	No	No	Richard Smith 50% owner to Richard and Debora						
DEMILLE SMITH E	48636-515		12/11/2006	Family		1	No	No	John A. Demille dod 6/20/2008						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
9/5/2013	1334	Solar Pa	12,000	C					4/11/2018	Inspected	BS	Barbara S			
5/8/2013	656	Solar Pa	13,200	C					4/6/2018	MEAS&NOTICE	CC	Chris C			
									1/23/2014	Info Fm Prmt	EMK	Ellen K			
									6/18/2013	Info Fm Prmt	EMK	Ellen K			
									12/24/2008	Meas/Inspect	294	PATRIOT			
									1/12/2000	Inspected	276	PATRIOT			
									12/9/1999	Measured	264	PATRIOT			
									12/1/1991		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	2	Rating: Average																
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:													
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: YELLOW																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1927	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other										
Jurisdict:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Total	RMs: 13	BRs: 5	Baths: 2	HB						
Avg Ht/FL: STD				Location:														
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall:		%		Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors: 4 - Carpet	50 %																	
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 5 - Steam																		
# Heat Sys: 2																		
% Heated: 100	% AC:																	
Solar HW: Yes	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 127.0-0002-0009.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N Total Yard Items: Total Special Features: Total:																		